

# Impact Fees

## Continuing Review

October 28, 2002

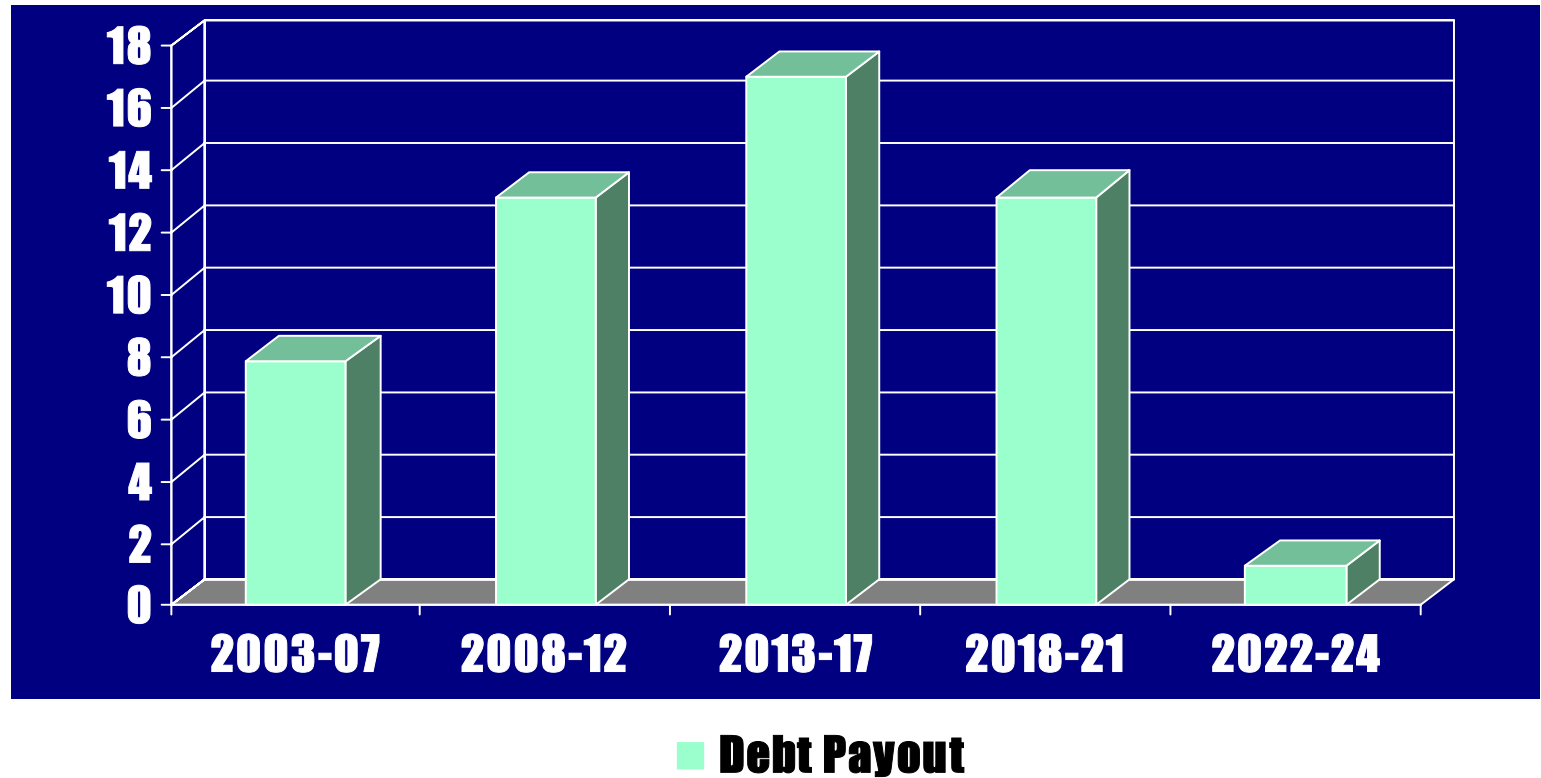


# Issues for review

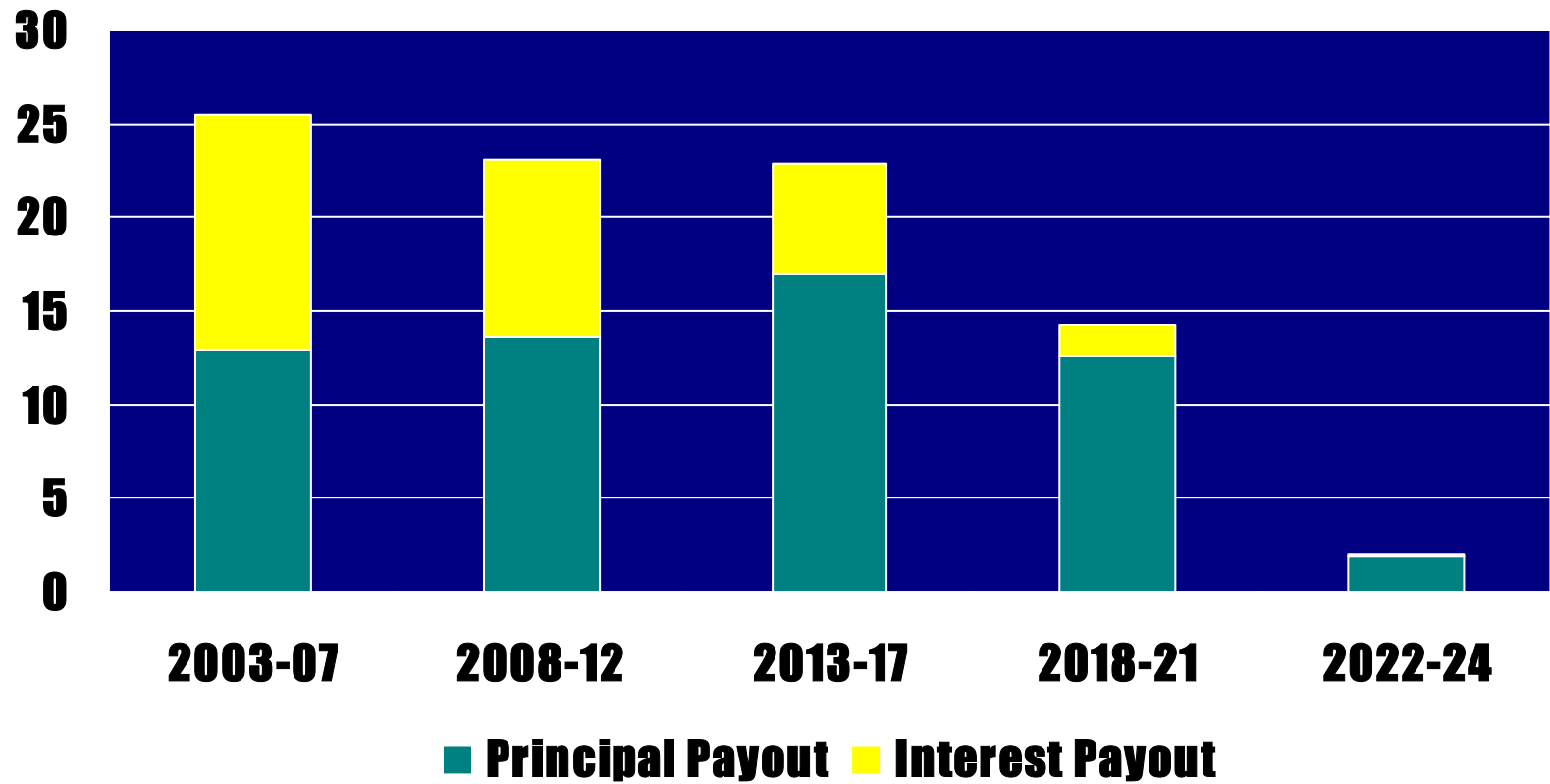
- ✧ Financial Update - Debt Payments
- ✧ Growth Trends
- ✧ Grandfathered projects paying lower impact fees
- ✧ Affordable Housing
- ✧ Direction



# Retiring the Debt (Principal)

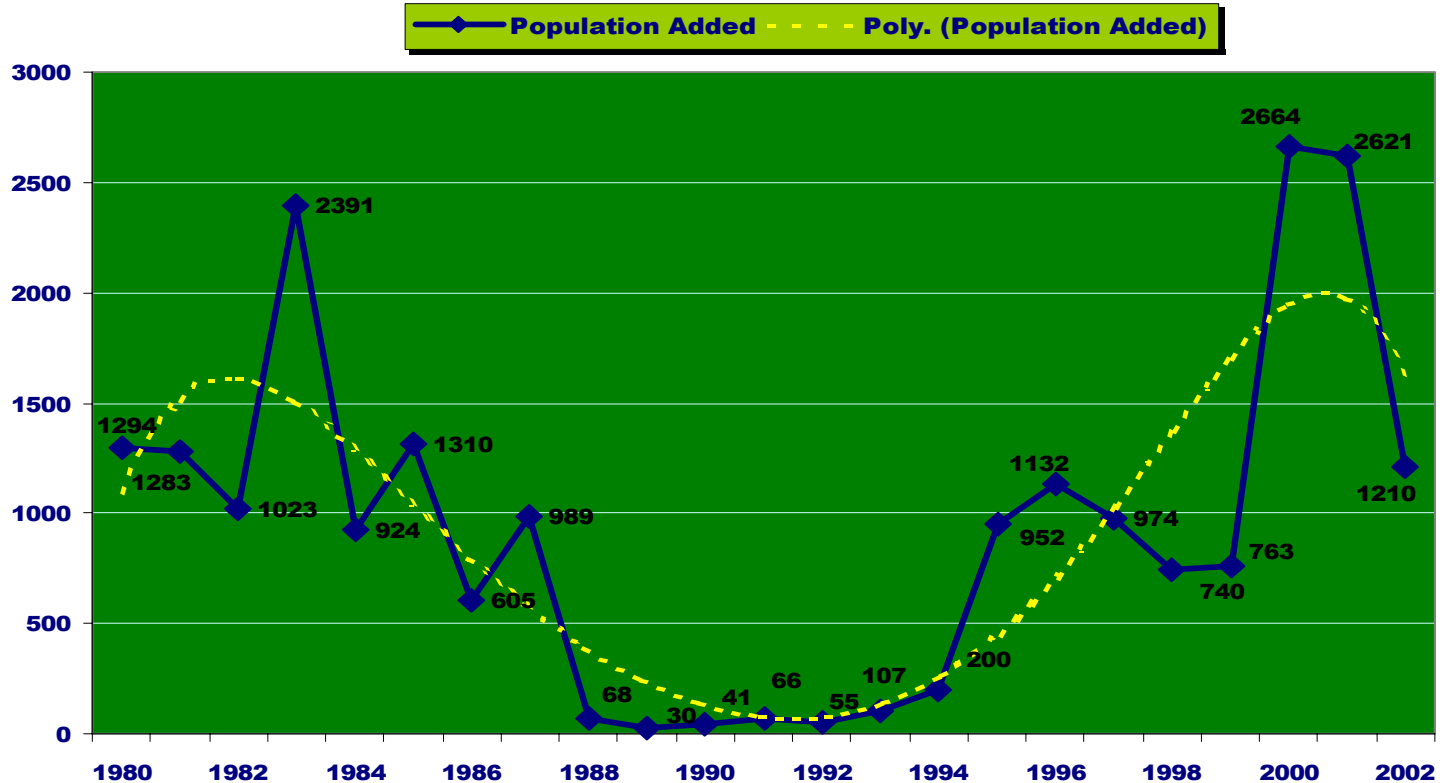


# Principal & Interest Payments



# Annual Population Growth

**City of San Marcos Annual Population Growth**  
(derived from new residential building permits)



# Grandfathering

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- \* Projects already exempt from higher fee could:
  - \* *Build 3,513 new SF homes*
  - \* *Build 6,225 MF units*
  - \* *Add 22,971 people to SM population*

# Projects Paying Old Fee

**Eligible for lower  
impact fee**

**SF / DP  
Units**

**MF  
Units**

**Comm./  
Indus.  
Acres**

<b>Camino Real</b>	<b>861</b>	<b>401</b>	<b>25</b>
<b>Cottonwood Crossing</b>	<b>0</b>	<b>732</b>	<b>4</b>
<b>Cottonwood Creek</b>	<b>1,804</b>	<b>720</b>	<b>14</b>
<b>Franklin Square</b>	<b>93</b>	<b>0</b>	<b>0</b>

# Projects Paying Old Fee

**Eligible for lower  
impact fee**

**SF / DP  
Units**

**MF  
Units**

**Comm./  
Indus.  
Acres**

<b>Galisteo Ranch</b>	<b>288</b>	<b>2,568</b>	<b>112</b>
<b>Highway 123 Business Park</b>	<b>0</b>	<b>0</b>	<b>73</b>
<b>McKinnley Place Subdivision</b>	<b>0</b>	<b>1,391</b>	<b>31</b>
<b>Majestic Estates</b>	<b>197</b>	<b>0</b>	<b>4</b>



# Projects Paying Old Fee

**Eligible for lower  
impact fee**

**SF / DP  
Units**

**MF  
Units**

**Comm./  
Indus.  
Acres**

<b>Park Hill</b>	<b>53</b>	<b>183</b>	<b>0</b>
<b>Saddlebrook, Phase II</b>	<b>217</b>	<b>0</b>	<b>0</b>
<b>Stagecoach Business Park, Lot 3</b>		<b>230</b>	

# Projects Paying Old Fee

	SF / DP Units	MF Units	Comm./ Indus. Acres
Total of Potentially Exempt Projects	3,513	6,225	263
Associated Population Growth	9,836	13,135	N/A

# Projects Under New Fee

New Fee	SF / DP Units	MF Units	Comm./ Indus. Acres
Berry Tract	0	288	0
Holt Tract	0	787	25
Hunters Hollow Subdivision	305	80	5
Greenpoint Subdivision	16	0	0

# Projects Under New Fee

<b>New Fee</b>	<b>SF / DP Units</b>	<b>MF Units</b>	<b>Comm./ Indus. Acres</b>
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<b>Perry Financial</b>	<b>0</b>	<b>1,562</b>	<b>118</b>
<b>Nash Subdivision</b>	<b>0</b>	<b>0</b>	<b>27</b>
<b>Willow Creek, Sections 11 and 12</b>	<b>92</b>	<b>0</b>	<b>0</b>

# Projects Under New Fee

	SF / DP Units	MF Units	Comm. / Indus. Acres
Total of New Projects	413	2,717	175
Associated Population Growth	1,156	5,733	N/A

# Affordable Housing Goals

- ✧ Build strong neighborhoods by keeping housing affordable.
- ✧ Identify appropriate resources encouraging construction of affordable housing.
- ✧ Provide housing options for our citizens



# Existing Housing Programs

## Benefiting Developers & Builders

- Infill development incentives
  - Sturgeon Street
  - Franklin Square

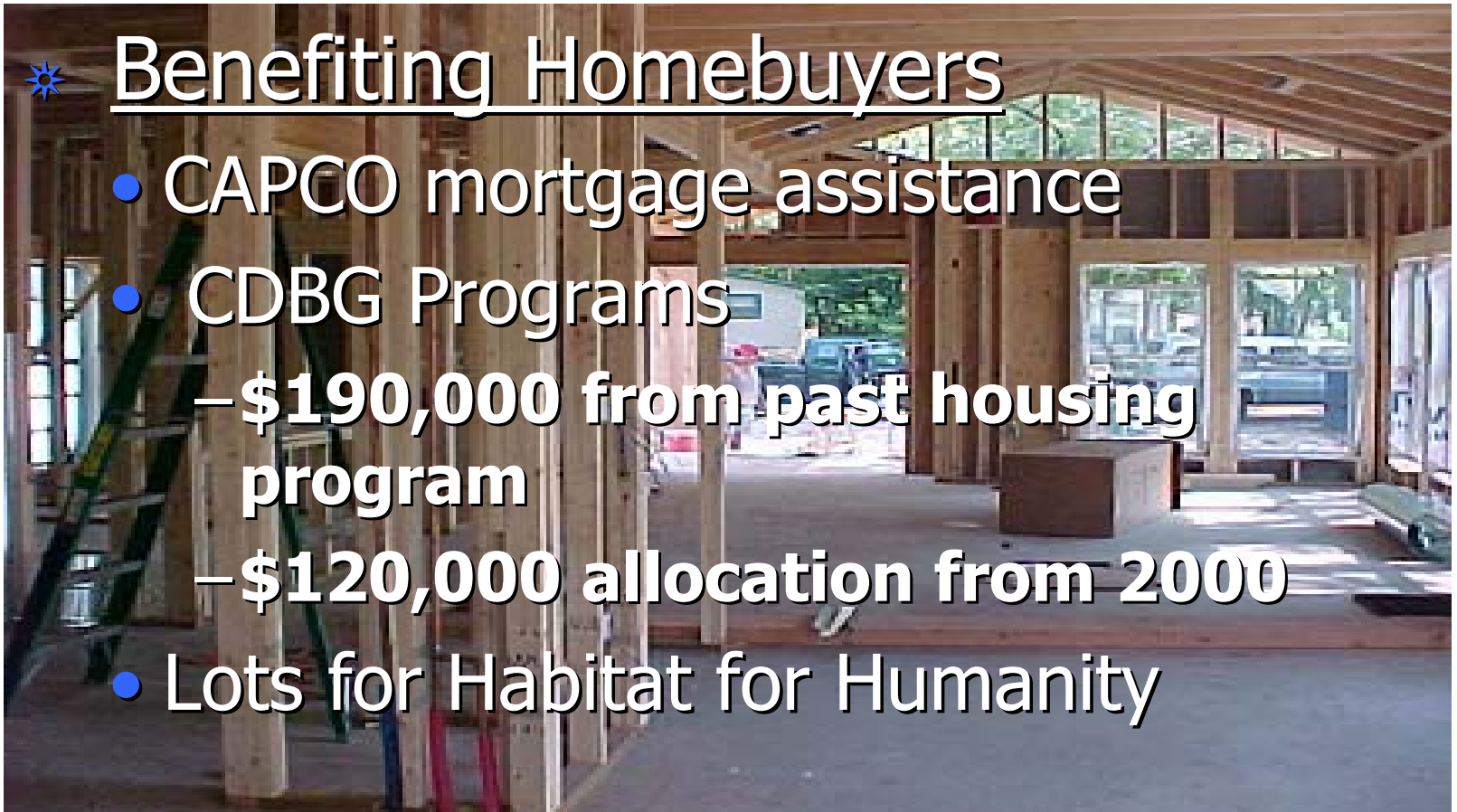




# Existing Housing Programs

## ✧ Benefiting Homebuyers

- CAPCO mortgage assistance
- CDBG Programs
  - **\$190,000 from past housing program**
  - **\$120,000 allocation from 2000**
- Lots for Habitat for Humanity





# Possible Housing Programs

- ✧ Revolving no-interest loan mortgage buy-down program
- ✧ Revolving housing infrastructure fund
- ✧ Increase CDBG allocation
- ✧ State “Home” Grant





# Where Do We Go From Here?

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- ✧ Discussion and Direction:
  - Amount of Impact Fees
  - Affordable Housing Programs